



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
VASCO DA GAMA, GOA

Ref. No. MPDA/9-S-273/2023-24/471

Date: 18/03/2024

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the:-

Amalgamation and Land Sub-Division (Provisional) as per the enclosed approved plans in the property zoned as ' S-2 ' Zone in ODP-2030 and situated at **Dabolim Village in Mormugao Taluka** bearing Sy. No. 61/1, 61/1-AA, 61/1-AB, 61/1-AC, 61/1-AD, 61/1-AE, 61/1-AF, 61/1-AG, 61/1-AH, 61/1-AI, 61/1-AJ, 61/1-AK, 61/1-AL, 61/1-AM, 61/1-AN, 61/1-AO, 61/1-AP, 61/1-AQ, 61/1-AR, 61/1-AS, 61/1-AU, 61/1-AV, 61/1-AW, 61/1-AX, 61/1-AY, 61/1-BA, 61/1-BB, 61/1-BC, 61/1-BD, 61/1-BE, 61/1-BF and 61/1-B, 61/1-C, 61/1-F, 61/1-G, 61/1-H, 61/1-I, 61/1-J, 61/1-K, 61/1-L, 61/1-M, 61/1-N, 61/1-O, 61/1-P, 61/1-Q, 61/1-R, 61/1-T, 61/1-U, 61/1-V, 61/1-W, 61/1-X, 61/1-Y & 61/1-Z with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making /laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00 mtrs. x 0.50 mtrs. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
8. Internal sub-divisional roads and open space has to be maintained to the Satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/ directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
12. NOC from Electricity Department, NOC from PWD for water connection has to be obtained before applying for Final NOC.
13. The Development in any plot of land shall be such as to preserve, as far as Practicable, existing trees. Where trees are required to be felled, two trees shall be planted for every tree felled.
14. The Applicant has to obtained NOC from the Flag Officer Commanding, Goa Naval Area, for the height clearance for any secondary Development.
15. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
16. All drains should be constructed lined, cemented and finished as per PWD specifications.
17. All plots and open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
18. All road corners should be worked out in a smooth curve of 3.00 mts. radius for roads upto 10.00 R/W.
19. Every plot of land shall have at least one tree for every 100 m² or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional trees shall be planted.



24. The parking Area/ Stack parking as shown in the approved plan shall to be developed before applying for final NOC.
25. Garbage collection requirement as shown in the approved plan shall to be developed before applying for final NOC.
26. This Development Permission is issued based on the Navy letter Quoting: 46/210/1 dated 14/05/2020.
27. This Development Permission is issued based on the Order issued by the Chief Town Planner (Administration/ Planning) Vide Ref. No. 28/1-7/PDA/GEN-PERMISSION/TCP/2023/2483 dated 17/08/2023 and Order Ref. No. 28/1-7/PDA/GEN-PERMISSION/TCP/2023/3377 dated 03/11/2023.
28. This Development Permission is issued based on the Note sent to the Chief Town Planner (Administration/ Planning) on 16/02/2024 and as recommended by the Committee constituted for the purpose in its 3rd meeting held on 20/02/2024 , the proposal was placed before the TCP Board in its 197th Meeting held on 23/02/2024, wherein the TCP Board deliberated in detail on the proposal and on recommendation of the Committee considered the proposal for approval and onwards submitted to the Government vide Note ref. No. 28/1-7/Section 44/Permission (Meeting No. 3)/TCP/2024/1048 dated 06/03/2024 and the Government approval is conveyed vide ref no. MPDA/9-S-273/2023-24/1343 dated 15/03/2024.

An Engineer who issued Structural Liability certificate is **Engineer Mr. Prathamesh Bhat** dated **30/01 /2024 Reg. No. ER/0020/2022**.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **30/01/2024** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 **MR. DAVINDER SINGH AND BIRD VALLEY REALTORS LPP**.

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION.


(Sanjay A. Halornekar)
MEMBER SECRETARY

To,
Mr. Davinder Singh and Bird Valley Realtors LPP
H.No. 39/1, East Patel Nagar,
New Delhi-110008.



Copy to: (a) The Sarpanch, V.P. of Chicalim, Chicalim, Mormugao-Goa.
(b) o/c.
(c) Guard File.

20. Applicant shall dispose its construction debris at his/her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Municipal Council.
21. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD specifications.
22. The Development Permission is issued based on Conversion Sanad vide Ref No. AC-I/MOR/SG/CONV/91/2021/9534 dated 14/07/2022, AC-I/MOR/SG/CONV/92/2021/9533 dated 14/07/2022, AC-I/MOR/SG/CONV/97/2021/9531 dated 13/07/2022, AC-I/MOR/SG/CONV/95/2021/9529 dated 13/07/2022, AC-I/MOR/SG/CONV/96/2021/9566 dated 14/07/2022, AC-I/MOR/SG/CONV/90/2021/9565 dated 14/07/2022, AC-I/MOR/SG/CONV/94/2021/9564 dated 14/07/2022, AC-I/MOR/SG/CONV/93/2021/9563 dated 13/07/2022, AC-I/MOR/SG/CONV/99/2021/9562 dated 14/07/2022, AC-I/MOR/SG/CONV/98/2021/9561 dated 13/07/2022, AC-I/MOR/SG/CONV/98/2021/9560 dated 13/07/2022, AC-I/MOR/SG/CONV/97/2021/9559 dated 13/07/2022, AC-I/MOR/SG/CONV/96/2021/9558 dated 13/07/2022, AC-I/MOR/SG/CONV/95/2021/9557 dated 13/07/2022, AC-I/MOR/SG/CONV/94/2021/9556 dated 13/07/2022, AC-I/MOR/SG/CONV/91/2021/9555 dated 13/07/2022, AC-I/MOR/SG/CONV/93/2021/9554 dated 13/07/2022, AC-I/MOR/SG/CONV/92/2021/9553 dated 13/07/2022, AC-I/MOR/SG/CONV/100/2021/9369 dated 11/07/2022, AC-I/MOR/SG/CONV/99/2021/9368 dated 11/07/2022, AC-I/MOR/SG/CONV/97/2021/8786 dated 29/06/2022, AC-I/MOR/SG/CONV/98/2021/8784 dated 29/06/2022, AC-I/MOR/SG/CONV/91/2021/8783 dated 29/06/2022, AC-I/MOR/SG/CONV/92/2021/8782 dated 29/06/2022, AC-I/MOR/SG/CONV/94/2021/8781 dated 29/06/2022, AC-I/MOR/SG/CONV/96/2021/8780 dated 29/06/2022, .AC-I/MOR/SG/CONV/99/2021/8779 dated 29/06/2022, AC-I/MOR/SG/CONV/93/2021/8778 dated 29/06/2022, AC-I/MOR/SG/CONV/95/2021/8775 dated 29/06/2022, AC-I/MOR/SG/CONV/90/2021/8773 dated 29/06/2022.
23. Rainwater Harvesting as shown in the approved plan shall be developed before applying for final NOC.

